



**Board of Zoning Appeals
Board of Zoning Appeals Division III
(August 20, 2024)
Meeting Agenda**

Meeting Details

Notice is hereby given that the Metropolitan Board of Zoning Appeals will hold public hearings on:

Date: Tuesday, August 20, 2024

Time: 1:00 PM

Location: Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street

Business:

Adoption of Meeting Minutes:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

1. 2024-DV3-021 | 125 Muessing Road

Warren Township, Council District #20, zoned D-A / SU-1
Brad Knapp & Nadine Murphy, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an accessory building within the front yard of Muessing Road (not permitted).

**** Automatic continuance filed by a registered neighborhood organization**

2. 2024-UV3-008 (Amended) | 2649 Fisher Road

Warren Township, Council District #20, zoned D-A
German Mendez Sanchez and Ana Laura Miranda Dominguez, by Josh Smith

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an event center (not permitted), with a gravel and grass parking area (parking area must be paved), and the expansion of an accessory structure resulting in it being located forward of the primary building and a five-foot south side yard setback (accessory structures may not be located in front of primary building, 15-foot side yard setback required).

**** Petitioner to request a continuance to the September 17, 2024 hearing**

3. 2024-UV3-010 | 6332 Massachusetts Avenue

Warren Township, Council District #9, zoned D-3
Baljeet Singh, by David Gilman

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the storage of six commercial vehicles, being three semi-tractor trucks and three associated trailers and the location of a six-foot tall fence within the front yard (not permitted, 3.5-foot tall fencing permitted within front yards).

**** Automatic continuance filed by a registered neighborhood organization**

4. 2024-UV3-011 | 7941 East 30th Street

Warren Township, Council District #9, zoned C-3
SARBKAM 2 LLC, by Thomas Pottschmidt

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a liquor store (not permitted).

**** Automatic continuance filed by a registered neighborhood organization**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

5. 2024-DV3-022 | 5870 Hunterglen Road

Lawrence Township, Council District #9, zoned D-S
Richard & Tracy Smikle, by Misha Rabinowitch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a tennis court, partially within the front yard of Hunterglen Road (not permitted), resulting in an open space of 82 percent and a 24.33-foot front yard setback (85 percent open space, 40-foot front yard setback required).

6. 2024-UV3-004 | 2308 Shelby Street

Center Township, Council District #19, zoned C-3 (TOD)
Walter Resinos

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a tattoo parlor within 55 feet of a protected district (not permitted within 500 feet of a protected district).

7. 2024-UV3-009 | 1049 East Thompson Road

Perry Township, Council District #23, zoned D-1 (TOD)
Lydia Nelson

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of dog grooming as a home occupation, per the filed plan of operation.

PETITIONS FOR PUBLIC HEARING (Transferred Petitions):

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

8. 2024-UV3-007 | 3304 South Walcott Street

Perry Township, Council District #19, zoned D-5
L&A Concrete, by David Gilman

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of a 4,800 square foot building to be used for storage of commercial vehicles, equipment, and supplies for a concrete contractor (not permitted).

**** Petitioner to withdraw**

PETITIONS FOR PUBLIC HEARING (New Petitions):

9. 2024-UV3-012 | 3628 North Sherman Drive

Center Township, Council District #8, zoned D-5 (TOD)
TWINZ22 LLC, by Natalie Gage

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a social services office (not permitted).

**** Variance determined to be unnecessary, to be withdrawn**

Additional Business:

**The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. Written objections to a proposal are encouraged to be filed via email at dmdpubliccomments@indy.gov, before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-5654, at least 48 hours prior to the meeting. - Department of Metropolitan Development - Current Planning Division.